

July 2011-2012

# Development Fee Schedule

**Comprehensive Guide for Raleigh Development Fees**

*The City of Raleigh*



# City of Raleigh

## Development Fee Schedule Fiscal Year 2011 - 2012

This fee schedule is provided as general information only and is subject to change. Please visit [www.raleighnc.gov/dsguide](http://www.raleighnc.gov/dsguide) for more information regarding these processes such as submittal requirements, required forms, etc.

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## I. Planning and Site Plan Review Fees \*New Fees Effective July 4, 2011

[Comprehensive Plan Amendment](#) ..... \$540

### Zoning

|  |         |
|--|---------|
| <a href="#">General use rezoning</a> .....                       | \$540   |
| <a href="#">Conditional use rezoning</a> .....                   | \$1,081 |
| <a href="#">Planned Development District Master Plan</a> .....   | \$2,702 |
| Post-approval revisions .....                                    | \$1,351 |
| <a href="#">Post-approval name change request</a> .....          | \$54    |
| <a href="#">Waiver petition of 24 month waiting period</a> ..... | \$162   |
| <a href="#">Text change Code amendment</a> .....                 | \$270   |
| <a href="#">Zoning verification letter</a> .....                 | \$27    |

### Preliminary Subdivisions

|  |         |
|--|---------|
| <a href="#">Subdivisions on lots less than 2 acres</a> .....     | \$323   |
| <a href="#">Subdivisions on lots between 2 and 4 acres</a> ..... | \$863   |
| <a href="#">Subdivisions on lots greater than 4 acres</a> .....  | \$1,674 |
| <a href="#">Infill subdivisions for 3 or fewer lots</a> .....    | \$323   |
| <a href="#">Infill subdivisions for 4 or more lots</a> .....     | \$593   |
| Expedited subdivisions (first hour) .....                        | \$720   |
| Group housing developments .....                                 | \$811   |
| <a href="#">Post-approval name change request</a> .....          | \$54    |
| <a href="#">Sunset extension letter</a> .....                    | \$54    |

### Re-review fee for Preliminary Subdivisions *Initial application fee includes two reviews*

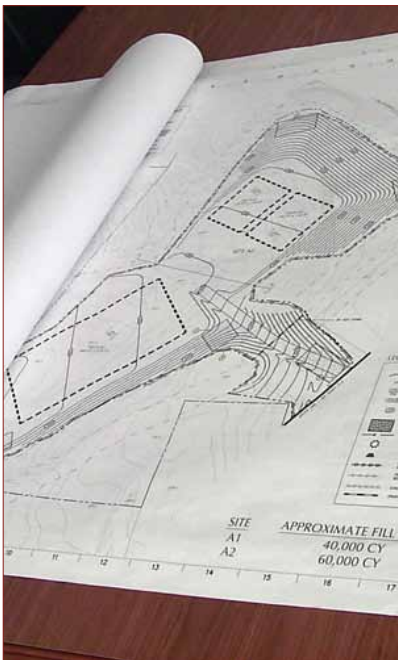
|  |         |
|--|---------|
| <a href="#">Subdivisions on lots less than 2 acres</a> .....     | \$323   |
| <a href="#">Subdivisions on lots between 2 and 4 acres</a> ..... | \$863   |
| <a href="#">Subdivisions on lots greater than 4 acres</a> .....  | \$1,674 |
| <a href="#">Infill subdivisions for 3 or fewer lots</a> .....    | \$323   |
| <a href="#">Infill subdivisions for 4 or more lots</a> .....     | \$593   |
| Expedited subdivisions (first hour) .....                        | \$500   |
| Group housing developments .....                                 | \$811   |

### Recorded Maps/Plat Recordation *Per set of submitted plans*

|   |       |
|---|-------|
| <a href="#">Boundary Survey plat</a> .....                                | \$108 |
| <a href="#">Exempt Subdivision plat</a> .....                             | \$217 |
| <a href="#">Final Subdivision plat</a> (\$217 plus \$10.35 per lot) ..... | \$217 |
| <a href="#">Recombination plat or other recorded instrument</a> .....     | \$217 |
| <a href="#">Right of Way or Easement plat</a> .....                       | \$108 |

### Streets

|   |       |
|---|-------|
| <a href="#">Street Right-of-Way Closure</a> ..... | \$270 |
| <a href="#">Street Name Change</a> .....          | \$270 |



Preliminary Site Plans

|   |         |
|---|---------|
| <a href="#">Site plans on less than 2 acres</a>   | \$323   |
| <a href="#">Site plans between 2 and 4 acres</a>  | \$863   |
| <a href="#">Site plans greater than 4 acres</a>   | \$1,674 |
| <a href="#">Group housing developments</a>        | \$811   |
| <a href="#">Post-approval name change request</a> | \$54    |
| <a href="#">Sunset extension letter</a>           | \$54    |

Re-review fee for Preliminary Site Plans *Initial application fee includes two reviews*

|  |         |
|--|---------|
| <a href="#">Site plans on less than 2 acres</a>  | \$323   |
| <a href="#">Site plans between 2 and 4 acres</a> | \$863   |
| <a href="#">Site plans greater than 4 acres</a>  | \$1,674 |
| <a href="#">Group housing developments</a>       | \$811   |

Certificate of Appropriateness (COA) *Within historic overlay districts & individual historic landmarks*



|   |       |
|---|-------|
| <a href="#">Minor Work</a>  | \$27  |
| <a href="#">Major Work</a> (except big additions & new buildings) | \$135 |
| <a href="#">Additions</a> > 25% of the building sq. footage       | \$270 |
| <a href="#">New Buildings</a>                                     | \$270 |
| <a href="#">Demolition of Contributing Historic Resource</a>      | \$540 |
| <a href="#">Post-approval Re-review of Conditions of Approval</a> | \$81  |
| Historic Landmark Designation Application                         | \$270 |

Infrastructure Construction Plans [Application](#) & [Checklist](#)

|   |         |
|---|---------|
| <a href="#">Infrastructure Construction Plan Review</a> (per submitted construction plan set)             | \$162   |
| <a href="#">Infrastructure Construction Plan Review</a> (per linear ft - installed public/private street) | \$0.114 |
| <a href="#">Construction Mylars</a> (per mylar set)   | \$162   |



## II. Construction Permit Fees \*New Fees Effective July 4, 2011

A fee is charged to recover a portion of the City's administrative costs for enforcement of state and local laws and ordinances related to building, electrical, plumbing, mechanical, landscaping/ sedimentation and floodplain control. The fee covers the construction of new buildings, alterations, additions, demolitions and relocations of structures; installation and repair of driveways and sidewalks; installation of signs and land disturbing activities, among other work.

### Plan Review Fees

All new commercial construction, changes in building occupancy type and additions greater than 4,000 square feet require a non-refundable plan review fee to be paid at the time of plan submittal. The required plan review fees are:

|   |         |
|---|---------|
| Projects 4,000 – 15,000 square feet .....               | \$167   |
| Projects 15,001 – 40,000 square feet .....              | \$558   |
| Projects 40,001 square feet and greater .....           | \$1,338 |
| Multi-family eight and above (Apartment projects) ..... | \$837   |

Plan review fees will be credited toward the actual permit fees due when the project is approved. No plan review fee is assessed for city or state projects.

The plumbing permit fee will include the building's water and sewer service inspection, when necessary. The electrical permit fee will include the temporary board service inspection, when necessary.

### Permit Fees for New and All Other Construction

Permit fees for building, electrical, plumbing and mechanical permits shall be based on the following computations, rounded off to the nearest dollar.

A = Total gross building floor area of construction

B = Fee per square foot (from table below)

| Total Gross Building Floor Area of Construction (square feet) | Fee Computation  |
|---|--|
| 0 – 5,000 sq. ft.   | $A \times B = \text{Permit Fee}$                                 |
| 5,001 – 15,000 sq. ft.  | $(A \times B \times .75) + (1,250 \times B) = \text{Permit Fee}$ |
| 15,001 sq. ft. and above                                      | $(A \times B \times .50) + (5,000 \times B) = \text{Permit Fee}$ |



| CONSTRUCTION FEE SCHEDULE<br>Cost Per Square Foot of Building Gross Floor Area |          |            |          |
|--|----------|------------|----------|
| Occupancy of Building  | Building | Electrical | Plumbing |
| Residential (SFD)  | \$0.149  | \$0.085    | \$0.085  |
| Residential  | \$0.142  | \$0.078    | \$0.078  |
| Storage  | \$0.065  | \$0.050    | \$0.039  |
| Assembly   | \$0.139  | \$0.074    | \$0.062  |
| Institutional  | \$0.232  | \$0.126    | \$0.126  |
| Business   | \$0.129  | \$0.088    | \$0.062  |
| Mercantile   | \$0.102  | \$0.062    | \$0.050  |
| Hazardous  | \$0.077  | \$0.042    | \$0.042  |
| Factory/Industrial   | \$0.077  | \$0.042    | \$0.042  |
| Educational  | \$0.157  | \$0.088    | \$0.062  |

| MECHANICAL FEE SCHEDULE<br>Cost Per Square Foot of Building Gross Floor Area |              |           |                    |
|--|--------------|-----------|--------------------|
| Occupancy of Building  | Heating Only | A/C Only  | Refrigeration Only |
| Residential (SFD)  | \$0.030      | \$0.030   | \$0.082**          |
| Residential  | \$0.028      | \$0.028   | \$0.082**          |
| Storage  | \$0.032*     | \$0.033   | \$0.082**          |
| Assembly   | \$0.033      | \$0.033   | \$0.082**          |
| Institutional  | \$0.065      | \$0.066   | \$0.082**          |
| Business   | \$0.042      | \$0.042   | \$0.082**          |
| Mercantile   | \$0.028      | \$0.028   | \$0.082**          |
| Hazardous  | \$0.028      | \$0.082** | \$0.082**          |
| Factory/Industrial   | \$0.028      | \$0.028   | \$0.082**          |
| Educational  | \$0.041      | \$0.042*  | \$0.082**          |
| * Includes office cooling for a small area                                   |              |           |                    |
| ** 0.082 per square feet refrigerated gross floor area only                  |              |           |                    |

|   |       |
|---|-------|
| Minimum Permit Fee .....  | \$76  |
| Voiding Permit Fee .....  | \$111 |
| Project Coordination Service (Four hours - minimum).....                          | \$500 |
| Project Coordination Service ( Each additional hour - at request of client) ..... | \$125 |

### Express – Commercial Plan Review Fees

|   |         |
|---|---------|
| <a href="#">Alteration</a> (per hour) .....                               | \$800   |
| <a href="#">New Building</a> (per hour) .....                             | \$1,200 |
| *After Hours Express Review Fees are double per hour (\$1,600 & \$2,400)  |         |
| <a href="#">Pre-Submittal Conference Building Only</a> (per hour) .....   | \$600   |
| <a href="#">Pre-Submittal Conference Site Only</a> (per conference) ..... | \$600   |
| Pre-Submittal Conference Building & Site (per hour) .....                 | \$600   |
| <a href="#">Pony Express</a> .....  | \$300   |

### Additions to Existing Structures

All permit fees shall be based on the computation of fees, as in “Permit Fees for New and All Other Construction” information (page 4) (minimum fee of \$76).



Alterations, Repairs to Existing Structures, or Both

The permit fee shall be based on the computation of fees, as in “Permit Fees for New and All Other Construction” information (page 4) and divided in half (.5). All construction permit fees for electrical, plumbing, and mechanical work shall be based on the area of construction used for building permit fee purposes when a building permit is required as part of the project (minimum fee of \$76).

Change of Occupancy With-in an Existing Building

The permit fee shall be based on the computation of fees, as in “Permit Fees for New and All Other Construction” information (page 4) and divided in half (.5) utilizing the new occupancy for fee determination purposes (minimum fee of \$76).

Fire Protection Systems

|  |         |
|--|---------|
| <a href="#">Sprinkler Systems</a> (per sq. ft. gross floor area)     | \$0.014 |
| <a href="#">Fire Alarm</a> (per sq. ft. gross floor area)            | \$0.014 |
| <a href="#">Standpipe Installations without Sprinklers</a>           | \$324   |
| <a href="#">Additional Standpipe Installations</a> (each)            | \$109   |
| <a href="#">Fire Pumps</a>   | \$574   |
| Battery systems with a liquid capacity in excess of 50 gallons       | \$152   |
| Compressed gases (where applicable)                                  | \$152   |
| Flammable/Combustible Liquids  | \$152   |
| Hazardous Material   | \$152   |
| Industrial Ovens   | \$152   |
| Private Fire Hydrants  | \$152   |
| Pressure Reducing Valves (per valve)                                 | \$10    |
| Membrane structures, tents, and air supported structures (>180 days) | \$152   |
| Spraying or Dipping  | \$152   |
| Hydrant Flow Test (<10 psi witness)                                  | \$102   |

Fire Inspections for Existing Buildings

|                       |       |
|-----------------------|-------|
| Up to 999 sf          | \$25  |
| 1,000 – 2,499 sf      | \$51  |
| 2,500 - 9,999 sf      | \$102 |
| 10,000 - 49,999 sf    | \$183 |
| 50,000 - 149,999 sf   | \$305 |
| 150,000 - 399,999 sf  | \$508 |
| 400,000 - and Greater | \$711 |
| Re-inspection Fee     | \$65  |

Operational Fire Fees and Permits

|   |       |
|---|-------|
| Aerosol Products (Level 2 or 3 in excess of 500 lbs.) | \$75  |
| Amusement Buildings                                   | \$152 |
| Carnivals & Fairs                                     | \$152 |





|   |       |
|---|-------|
| Combustible Dust-Producing Operations .....   | \$152 |
| <b>Compressed Gases</b> (Meeting any of the criteria below)   |       |
| Corrosive in excess of 200 cu. ft. at NTP .....   | \$75  |
| Flammable in excess of 200 cu ft. at NTP .....  | \$75  |
| Highly toxic in any amount.....   | \$75  |
| Inert and simple asphyxiant in excess of 6,000 cu. ft. at NTP .....   | \$75  |
| Oxidizing (including oxygen) in excess of 504 cu. ft. at NTP .....  | \$75  |
| Pyrophoric in any amount.....   | \$75  |
| Toxic in any amount.....  | \$75  |
| <b>Covered Mall Building</b> (Meeting any of the criteria below)  |       |
| The placement of retail fixtures and goods, concession, equipment, displays of highly combustible goods and similar items in the mall. .... | \$152 |
| Display of liquid or gas fired equipment in the mall. ....  | \$152 |
| The use of open flame or flame producing equipment in the mall. ....  | \$152 |
| <b>Cryogenic Fluids</b> (Meeting any of the criteria below)   |       |
| Flammable cryogenic fluids > 1 gallon inside a building and 60 gallons outside a building.....  | \$75  |
| Inert cryogenic fluids in excess of 60 gallons inside a building and in excess of 500 gallons outside a building. ....                      | \$75  |
| Oxidizing (including oxygen in excess of 10 gallons inside; 50 gallons outside. ....  | \$75  |
| Physical or health hazard not indicated above in any amount inside or outside a building.....   | \$75  |
| Dry cleaning plants.....  | \$75  |
| Exhibits and trade shows .....  | \$152 |
| Explosives - Up to 90 day permit (blasting).....  | \$305 |
| Explosives - Manufacture, storage, handling, sale and use.....  | \$152 |
| <b>Flammable and Combustible Liquids</b>  |       |
| Fuel dispensing locations where produced, processed, transported, stored, dispensed, or used. ....  | \$152 |
| Place temporarily out of service aboveground or underground storage tanks .....   | \$152 |
| Change contents in tank to a greater hazard.....  | \$152 |
| Manufacture, process, blend or refine flammable or combustible liquids .....  | \$152 |
| Dispensing at Commercial, Industrial, Government or Manufacturing locations .....   | \$152 |
| Utilize a site for the dispensing of liquid fuels from tank vehicles .....  | \$152 |
| Floor finishing exceeding 350 sq. ft. using class I or II liquids.....  | \$75  |
| Fumigation and thermal insecticidal fogging business .....  | \$75  |
| Hazardous Materials (see table for permit fees) .....   | \$75  |
| High piled combustible storage exceeding 500 sq. ft. ....   | \$75  |
| Industrial oven operations .....  | \$75  |
| Liquid or gas fueled vehicles or equipment in assembly buildings.....   | \$152 |
| Magnesium (melt, cast, heat treat or grind more than 10 lbs.).....  | \$75  |
| Micellaneous combustible storage in excess of 2,500 cubic feet.....   | \$75  |
| Open burning - bon fire or commercial land development .....  | \$152 |
| Place of assembly .....   | \$75  |
| <b>Private fire hydrants</b>  |       |
| For 0-5 private hydrants.....   | \$75  |
| For 6-10 private hydrants.....  | \$102 |
| For 10 or more private hydrants .....   | \$152 |
| Pyrotechnic special effects materials .....   | \$152 |
| Refrigeration equipment (regulated by chapter 6 of the fire prevention code) .....  | \$75  |



|   |         |
|---|---------|
| Repair garages and motor fuel dispensing facilities.....  | \$75    |
| Rooftop heliports .....   | \$75    |
| Spraying or Dipping.....  | \$152   |
| Storage of scrap tires and tire by products.....  | \$75    |
| Tire-rebuilding plants .....  | \$75    |
| Temporary membrane structures, tents & air supported structures (fee per structure).....  | \$75    |
| Large tents & membrane structures (in excess of 15,000 sf) (fee per structure) .....  | \$254   |
| Waste handling (wrecking yards, junkyards and waste material handling facilities) .....   | \$75    |
| Hydrant test (per test).....  | \$102   |
| Work without a required permit .....  | \$245   |
| Re-inspection fee - extra inspections .....   | \$65    |
| Special inspection request .....  | \$75    |
| Fire Incident and inspection reports (per page).....  | \$0.05  |
| Automatic fire extinguishing systems (per sq. ft. for each system)<br>(based on gross floor area).....  | \$0.14  |
| Alternative fire extinguishing systems .....  | \$152   |
| Battery systems with a liquid capacity in excess of 50 gallons .....  | \$152   |
| Compressed gases (where applicable).....  | \$152   |
| Fire alarm and detection systems and related equipment (per sq. ft. for each system)<br>(based on gross floor area).....                          | \$0.014 |
| Fire pumps and related equipment.....   | \$574   |
| Flammable and Combustible Liquids   |         |
| Repair/modify a pipeline for the transportation of flammable & combustible liquids  | \$152   |
| Install, construct/alter facilities where flammable & combustible liquids are<br>produced, processed, transported, stored, dispensed or used..... | \$152   |
| Install, alter, remove, abandon or otherwise dispose of flammable<br>& combustible liquids tank .....   | \$152   |
| Hazardous materials .....   | \$152   |
| Industrial ovens .....  | \$152   |
| Private fire hydrants .....   | \$152   |
| Spraying and dipping.....   | \$152   |
| Standpipe systems without sprinklers .....  | \$324   |
| Additional standpipes (each) .....  | \$109   |
| All pressure reducing valves (per valve) .....  | \$10    |
| Membrane structures, tents, and air supported structures (>180 days).....   | \$152   |

## Shell and/or Foundation

All permit fees shall be based on the computation of fees as in “**Permit Fees for New and All Other Construction**” information (page 4). The interior completion permit fees shall be a minimum of \$76 per trade.

## Accessory Building

A building permit is required for an accessory building that is more than 144 sq. ft. and a roof span greater than 12 ft. All permit fees shall be based on the computation of fees as in “**Permit Fees for New and All Other Construction**” information (page 4) (minimum fee of \$76).



## Specific Fees Enumerated

The total amount of specific fees due for any one permit shall not be less than \$75.

|  |         |
|--|---------|
| <a href="#">Demolition of a building or structure</a> .....  | \$76    |
| <a href="#">Conditional Service Fee</a> .....  | \$76    |
| <a href="#">Flood permit w/o flood study</a> .....   | \$179   |
| <a href="#">Flood permit with flood study</a> .....  | \$1,081 |
| <a href="#">Home Occupation permit</a> .....   | \$76    |
| <a href="#">Land disturbing activity permit</a> (per disturbed acre,<br>rounded to the nearest 1/10 acre).....       | \$260   |
| <a href="#">Land disturbing activity plans review</a> (per disturbed<br>acre, rounded to the nearest 1/10 acre)..... | \$129   |
| <a href="#">Manufactured/Mobile homes</a> (per trade).....   | \$76    |
| <a href="#">Moving or relocation of a building</a> .....   | \$76    |
| Occupancy posting or reporting .....   | \$119   |
| <a href="#">Signs</a> (per sign) - Permanent or Special Event.....   | \$76    |
| <a href="#">Stub, water or sewer</a> (each stub) .....   | \$74    |
| <a href="#">Temporary board (electrical)</a> .....   | \$76    |
| <a href="#">Temporary certificate of occupancy</a> (per open permit) .....   | \$76    |
| <a href="#">Temporary trailer (electrical)</a> .....   | \$76    |
| <a href="#">Site plan approval</a> .....   | \$298   |
| State-mandated inspections for license renewal (per trade).....  | \$76    |
| <a href="#">Stormwater</a> (per acre - \$179 minimum).....   | \$179   |
| <a href="#">Watercourse Buffer</a> .....   | \$162   |
| <a href="#">Watershed</a> .....  | \$162   |

## Engineering Field Inspections (per linear foot)

|   |         |
|---|---------|
| <a href="#">Public Street</a> .....     | \$1.083 |
| <a href="#">Public Water main</a> ..... | \$1.083 |
| <a href="#">Public Sewer main</a> ..... | \$1.083 |
| <b>Pavement Cut Permit Fee</b> .....    | \$51.00 |

## Driveway/Sidewalk

|  |         |
|--|---------|
| <a href="#">Driveway</a> (per driveway).....   | \$76    |
| Sidewalk (per linear foot - \$76 minimum)..... | \$0.221 |
| Certificate of Eligibility (per year).....     | \$10    |
| Certificate of Eligibility (10 days).....      | \$1     |

## Research and Records

|   |        |
|---|--------|
| <a href="#">General Record Recovery</a> (per page).....   | \$0.10 |
| <a href="#">Certificate of Compliance or Occupancy</a><br>(per certificate - beyond 30 days of issue date)..... | \$74   |
| Request for CO Processing.....  | \$10   |
| Plan Reproduction (24" X 36") per page .....  | \$2    |
| Monthly Building Report (free on the City of Raleigh website)<br>(per month without mailing) .....              | \$10   |
| (per month with mailing) .....  | \$15   |
| Duplicate Building Card (per card) .....  | \$10   |
| <a href="#">Research</a> (per half hour) .....  | \$25   |
| Custom Reports .....  | \$30   |



## Project Revision Fee (per permit)

Revision to a construction project, which occurs after review and issuance of permits, including any change in building plans, street address or nature of construction .....\$111

## Zoning (per location)

[Dish Antenna, Parking Lot, Landscaping, Swimming Pool or Other](#) ..... \$76

## Re-Inspection Fee/Extra Inspections

[Per inspection \(trade\)](#) ..... \$65

[Per inspection \(right-of-way\)](#) ..... \$65

**Examination Fees - [Journeyman Certificates](#)** (per certificate) ..... \$35

## Re-Review Fees

When, in the processing of a permit, it becomes necessary to review the plans for a project on more than two (2) occasions for items previously identified or when the plan documents are poorly conceived and prepared, a re-review fee for each review beyond two (2) as follows:

[Single-family Dwellings](#) (One-half the total permit fees for the project including building, electrical, plumbing, and mechanical)

[Commercial](#) - new buildings (per trade per hour - \$864 minimum)..... \$111 per trade

Other than new buildings (per trade per hour - \$540 minimum).....\$84 per trade

## Tree Conservation Permit [Application](#) & [Checklist](#)

One permit per parcel for tree removal, pruning, and other tree disturbing activities..... \$108

Tree conservation area up to and including 0.2 acres ..... \$217

Tree conservation area above 0.2 acres is \$919 of Tree Conservation Area up to but not to exceed 10% of the gross acreage of the tract (15% for Rural Residential Zoning Districts) or \$5,403, whichever is less..... \$919

Tree buffer protection is either \$217 or \$46 per acre or fraction thereof of the tree disturbed activity area, whichever is greater with a maximum fee of \$2,702..... \$217

## III. Facility Fees \*New Fees Effective July 4, 2011

A facility fee is charged based on the “impact” of the development as determined by the land use of a project. These fee revenues provide proportionate funds needed to improve thoroughfares and acquire open space to serve the affected area.

There are two general categories of facility fees: **Thoroughfare Fees and Open Space Fee**

### Thoroughfare Fees

Thoroughfare fees for non-residential development are based on gross floor area, number of parking spaces required as well as number of beds, proposed students and acres for the development. Thoroughfare fees for residential developments are based on the number of dwelling units proposed.



| Thoroughfare Fees   |         |
|---|---------|
| <b>Residential Single Family</b>  |         |
| Single family Less than 1,000 sq. ft. (per unit)                              | \$1,161 |
| Single family 1000 – 1,999 sq. ft. (per unit)                                 | \$1,379 |
| Single family 2,000 – 2,999 sq. ft. (per unit)                                | \$1,531 |
| Single family 3,000 – 3,999 sq. ft. (per unit)                                | \$1,646 |
| Single family 4,000 – 4,999 sq. ft. (per unit)                                | \$1,738 |
| Single family >5,000 sq. ft. (per unit)                                       | \$1,859 |
| Multi-family dwellings (per unit)   | \$1,022 |
| Retirement community (per unit)   | \$429   |
| Hotel/motel (per room) <sup>1</sup>   | \$1,460 |
| <b>Commercial</b>   |         |
| Retail/Commercial (per 1,000 sq. ft. of floor area gross) <sup>2, 3</sup>     | \$2,484 |
| Office (per 1,000 sq. ft. of floor gross area)                                | \$1,894 |
| Industrial/manufacturing/agricultural (per 1,000 sq. ft. of floor area gross) | \$1,197 |
| Warehouse (per 1,000 sq. ft. of floor area gross)                             | \$688   |
| Mini-warehousing (per 1,000 sq. ft. of floor area gross)                      | \$347   |
| <b>Institutional</b>  |         |
| Churches/Synagogues (per 1,000 sq. ft.)                                       | \$955   |
| Elementary, Middle and High Schools (per 1,000 sq. ft. of floor area gross)   | \$348   |
| College/university (per 1,000 sq. ft. of floor area gross)                    | \$3,811 |
| Daycare facilities (per 1,000 sq. ft. of floor area gross)                    | \$2,636 |
| Hospitals/medical care facilities (per 1,000 sq. ft. of floor area gross)     | \$3,023 |
| Nursing Home/Group Quarters (per 1,000 sq. ft. of floor area gross)           | \$851   |
| Cemetery (per acre)   | \$657   |
| Passenger Transportation facility (per 1,000 sq. ft. of floor area gross)     | \$688   |
| Emergency Service facility (per 1,000 sq. ft. of floor area gross)            | \$688   |
| <b>Recreational</b>   |         |
| Golf course (per hole)  | \$4,954 |
| Public parks (per acre) <sup>4</sup>  | \$223   |
| Stadiums/coliseums/race tracks (per seat)                                     | \$86    |
| General recreation/all other (per parking space) <sup>5</sup>                 | \$233   |

**Footnotes:**

- <sup>1</sup> *Hotels or motels* which contain any convention or civic center *shall*, in addition to paying thoroughfare fee based on rooming units, also pay the thoroughfare fee based on *general recreation* for the civic center or convention center. Any other accessory or *incidental* or accessory use contained within a hotel or motel facility *shall* be calculated in accordance with §10-8004(d).
- <sup>2</sup> For *retail* uses that include the sale of motor fuels to the public, the fee *shall* be the greater of the charge based on *retail* square footage, or a charge of \$5,987.00 per vehicle fueling position.
- <sup>3</sup> A standard based on square footage excludes heated interior pedestrian walkways within a shopping center when the requirements of §10-2124(b) are met.



- 4 *Specialized recreation facilities in public parks shall pay the same thoroughfare facility fee as general recreation, and the land areas, including associated required off-street parking, for these specialized recreation facilities shall not be used in calculating the acreage of the public park.*
- 5 A standard based on parking *shall* be levied on the basis of the minimum parking standards in §10-2081(a) notwithstanding any exceptions, variances, tree credits, nonconformities, or any other reduction.

## Alternative Thoroughfare and Collector Street Fee Calculation

In the event that fee payers believe that the attributable costs for improving the thoroughfare system to serve their *new construction* is less than the thoroughfare and collector street fee schedule, the fee payer *may* submit an alternative fee calculation to the [Development Services Customer Service Center](#) based upon the following:

|              |   |  |
|--------------|---|--|
| Facility Fee | = | (ADT) x (% New Trips) x (Trip Length) x (Cost/VMT)   |
| Where: ADT   | = | The number of average daily <i>trip ends</i> of the <i>new construction</i>  |
| % New Trips  | = | The percent of new <i>trips</i> added to the thoroughfare and collector system roadways. The percentage is 100% for all uses except <i>retail</i> uses (62%) and for <i>schools</i> (24%). |
| Trip Length  | = | Average length of a <i>trip</i> on the major roadway system  |
| Cost/VMT     | = | Net cost per vehicle mile traveled is \$129.90, which includes adjustments for double payment credit, debt service credits and federal/state funding credits                               |

If the [Office of Transportation Planning](#) finds that the site data used to calculate the alternative facility fee is current, is based on full occupancy, is based on generally accepted transportation engineering practices and methodologies, and is carried out by a qualified transportation planner or engineer, the alternative facility fee shall be deemed the facility fee due and owed for the *new construction*.

## Open Space Fee

The fee for residential development only is based on the number of dwelling units using the established rate for the zone in which the payment is applied.

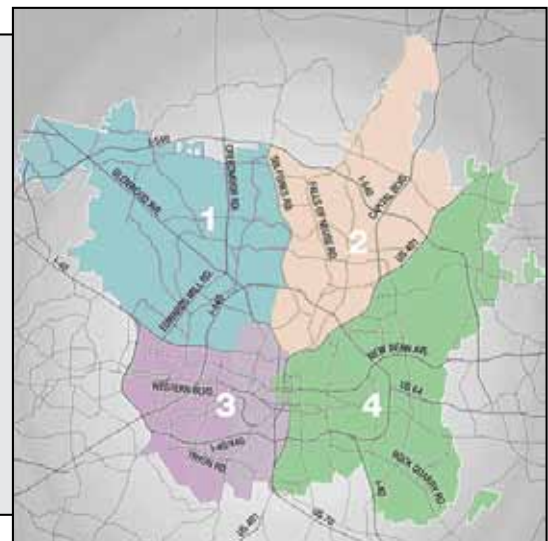
“Single-family dwelling” is defined as a single-family detached dwelling unit. “Multi-family dwelling” is defined as any building which contains two or more dwelling units.

**These fees are for water & sewer located in the City of Raleigh ETJ.**

For other locations, please contact:

|                   |              |
|-------------------|--------------|
| Garner .....      | 919-772-4688 |
| Knightdale.....   | 919-217-2244 |
| Rolesville .....  | 919-554-6517 |
| Wendell.....      | 919-365-4448 |
| Wake Forest ..... | 919-554-4053 |
| Zebulon.....      | 919-269-7455 |

| Zone 1                 | Per unit |
|------------------------|----------|
| Single-family dwelling | \$1,214  |
| Multi-family dwelling  | \$881    |
| Zone 2                 | Per unit |
| Single-family dwelling | \$1,248  |
| Multi-family dwelling  | \$904    |
| Zone 3                 | Per unit |
| Single-family dwelling | \$1,021  |
| Multi-family dwelling  | \$743    |
| Zone 4                 | Per unit |
| Single-family dwelling | \$1,026  |
| Multi-family dwelling  | \$754    |



## IV. Utility Connection Fees \*New Fees Effective July 1, 2011

The fee structure for connecting to the City of Raleigh's utility system may include any of the following charges:

### Water/Sewer Services Installation "Tap" Fee, City installed

Taps may be installed by the City of Raleigh for connection to water and sewer. Service lines extend from the main to the edge of the right-of-way or private property. This fee is not charged if the tap is installed by a licensed utility contractor.

|  |         |
|--|---------|
| Size and Type of Service   |         |
| ¾ inch water service .....   | \$2,376 |
| 1 inch water .....   | \$2,613 |
| ¾ inch split water service (new service application).....  | \$ 475  |
| ¾ inch split water service (existing service application).....   | \$ 979  |
| 1 inch split water (new service application).....  | \$ 809  |
| 1 inch split water (existing application).....   | \$1,312 |
| 4 inch sewer service.....  | \$2,972 |
| A licensed contractor must obtain a stub permit for each fire, water and/or sewer service connection to a main ..... |         |
|  | \$74    |

\*The City does not install taps where combined roadway travel surface is greater than 48 feet wide.

|   |         |
|---|---------|
| Sewer Only Disconnection/Reconnection Fee ..... | \$1,200 |
|---|---------|

### Acreage Fee

Acreage fees provide for the property's proportionate share of major water/sewer trunk lines previously installed to serve the vicinity. The acreage fee is calculated per unit or a per gross acre basis using the established rate for the zone in which the property is located.

| Acreage Fee Schedule (Effective July 1, 2011) |                  |                  |
|---|------------------|------------------|
| All Residential Dwelling Units                |                  |                  |
| Water Acreage Fee (per dwelling unit)         |                  | \$335            |
| Sewer Acreage Fee (per dwelling unit)         |                  | \$335            |
| All Other Uses                                |                  |                  |
| Zoning District                               | Water (per acre) | Sewer (per acre) |
| Agricultural Productive <sup>1</sup>          | \$1,638          | \$1,638          |
| Conservation (Stormwater) Buffer <sup>1</sup> | \$1,638          | \$1,638          |
| Residential 1, 2 & 4 <sup>1</sup>             | \$1,638          | \$1,638          |
| Residential 6 <sup>1</sup>                    | \$1,984          | \$1,984          |
| Mobile Home <sup>1</sup>                      | \$1,984          | \$1,984          |
| Residential 10 <sup>1</sup>                   | \$2,629          | \$2,629          |
| Residential 15 <sup>1</sup>                   | \$3,327          | \$3,327          |
| Residential 20 <sup>1</sup>                   | \$4,064          | \$4,064          |
| Office and Institution I, II & III            | \$4,064          | \$4,064          |
| Buffer Commercial                             | \$4,064          | \$4,064          |
| Shopping Center                               | \$4,064          | \$4,064          |
| Residential Business                          | \$4,064          | \$4,064          |
| Neighborhood Business                         | \$4,064          | \$4,064          |



|                                |         |         |
|--------------------------------|---------|---------|
| Business                       | \$4,064 | \$4,064 |
| Thoroughfare <sup>2</sup>      | \$4,574 | \$4,574 |
| Industrial I & II <sup>2</sup> | \$4,574 | \$4,574 |

**Footnotes:**

- 1 The Acreage Fee charge for non-residential uses developed in residential zoning districts will be based upon the fee table above.
- 2 If the land in these districts are actually developed for non-residential uses, the fees will be the lesser of either the charge stated above or the charges stated below based on the actual water tap size utilized for the property.

| Water Tap Size<br>(inches) | Water<br>(per tap) | Sewer<br>(per tap) |
|----------------------------|--------------------|--------------------|
| 3/4"                       | \$ 1,638           | \$ 1,638           |
| 1"                         | \$ 2,727           | \$ 2,727           |
| 1 1/2"                     | \$ 5,426           | \$ 5,426           |
| 2"                         | \$ 8,677           | \$ 8,677           |
| 4"                         | \$22,739           | \$22,739           |
| 6"                         | \$52,047           | \$52,047           |
| 8"                         | \$83,247           | \$83,247           |

### Sewer Connection Fee Outside City Limits

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Each dwelling, industry or business outside the corporate limits of the City of Raleigh that makes a service connection to the City's sewage system ..... \$200

### Water and Sewer Assessment Fees

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Water and sewer assessment fees represent a portion of the cost of extending water and sewer mains to serve a property. If a property is located inside of the Raleigh city limits, assessment fees become due upon City Council confirmation. Otherwise, if a property is located outside of the Raleigh city limits, assessment fees become due upon annexation, connection to utilities, or prior to plat recordation. In order to determine if a property is subject to assessment fees, please visit [www.raleighnc.gov](http://www.raleighnc.gov) and search "Assessment Liens." This information is also available by contacting Revenue Services at (919) 996-3200. If a property is not served by water and / or sewer mains, the developer may be required to extend the mains or pay a fee in lieu of assessment as a condition of development approval. For assistance with utility extension requirements, contact the Public Utilities Department at (919) 996-4540.

| Meter Installation Fee Schedule  |             |                |
|--|-------------|----------------|
| A fee is charged based on the size of any water meter installed by the City. |             |                |
| Meter Size (inches)  | Initial Fee | *Not Ready Fee |
| 5/8"   | \$202       | \$50           |
| 3/4"   | \$202       | \$50           |
| 1"   | \$257       | \$50           |
| 1-1/2"   | \$636       | \$50           |
| 2"   | \$755       | \$50           |
| 4"   | \$2,241     | \$50           |
| 6"   | \$4,192     | \$50           |
| 6" w/ fire protection  | \$13,106    | \$50           |



|   |                     |      |
|---|---------------------|------|
| 8"  | \$5,901             | \$50 |
| 8" w/ fire protection                               | \$17,904            | \$50 |
| 10" and greater must be individually quoted by City | Requires City Quote | \$50 |
| 10" w/ fire protection                              | \$20,466            | \$50 |

The **AMR Fee** is already included in the Meter Installation Fee quoted above. The **AMR (Automated Meter Reading)** fee shall be collected by the City on all new installations.

### \* Not Ready Fee

The Not Ready Fee shall be collected by the City **only** if the City has attempted to initially install the water meter and determined that the water service stub was either not installed to property or the water service stub was not installed in accordance with City standards. The **Not Ready Fee must** be paid to the City prior to the City proceeding to install the meter again after the initial failed attempt and prior to any water being provided to the property.

### Utility Billing Account Initiation Fee

New water and sewer accounts are required to pay a \$50 Initiation Fee. In addition, all new accounts must pay a \$50 deposit. This connection fee and the deposit will be added to each customer's first utility bill. Utility Billing Information: 919-890-3245

\$5.00 Delinquency Fee for each water and/or sewer bill paid beyond the due date or 1.5% of the past due balance, whichever is greater.

### Hydrant Meter Rental Fees

|                                 |         |
|---------------------------------|---------|
| Hydrant Deposit.....            | \$500   |
| Per Day .....                   | \$10    |
| Per Month.....                  | \$280   |
| Per Year.....                   | \$1,500 |
| Consumption Rate (per CCF)..... | \$5.90  |

### Septage Disposal Fee

|   |      |
|---|------|
| Per 1,000 gallons .....                   | \$65 |
| Per 1,000 reimbursed to Wake County ..... | \$30 |

### Nutrient Charges

#### Water

|                                |         |
|--------------------------------|---------|
| Residential (per unit) .....   | \$1,294 |
| Group housing (per unit) ..... | \$1,294 |

#### Non-residential (per new domestic meter)

|                                |           |
|--------------------------------|-----------|
| 3/4 inch meter.....            | \$567     |
| 1 inch meter.....              | \$1,016   |
| 1-1/2 inch meter .....         | \$2,285   |
| 2 inch meter.....              | \$4,062   |
| 4 inch meter.....              | \$16,252  |
| 6 inch meter.....              | \$36,566  |
| 8 inch meter.....              | \$65,005  |
| 10 inch meter or greater ..... | As quoted |

#### Sewer

|  |         |
|--|---------|
| 0-4 inch Single-family residence (per connection) .....      | \$628   |
| 0-4 inch Multi-family/Group Housing (per dwelling unit)..... | \$489   |
| 0-4 inch Non-residential (per connection) .....              | \$628   |
| 6 inch Non-residential (per connection).....                 | \$1,182 |
| 8 inch or greater Non-residential (per connection) .....     | \$2,502 |



## Water/Sewer Plan Review - Permit Application Fees [Applications](#)

|                                 |       |
|---------------------------------|-------|
| Water design .....              | \$200 |
| Sewer design.....               | \$200 |
| Sewer pump station design ..... | \$300 |

## Sewer Main Extension TV Inspection

|  |         |
|--|---------|
| Base fee .....   | \$354   |
| Projects >2,000 feet, add additional per foot (per foot) ..... | \$0.23  |
| <b>Sewer pump station inspection</b> (per pump station).....   | \$1,400 |

| Ordinance No. 2011-878  |                                      |  |
|---|--------------------------------------|--|
| Water and Sewer Extension Policies To Amend Acreage Fee Reimbursement |                                      |  |
| Item  | Construction Cost<br>(per linear ft) | Reimbursement<br>Cost<br>(per linear ft) |
| <b>Water Mains</b>  |                                      |  |
| 6-inch  | \$34                                 | \$0                                      |
| 12-inch   | \$58                                 | \$24                                     |
| 16-inch   | \$73                                 | \$39                                     |
| 24-inch   | \$133                                | \$99                                     |
| <b>Sewer Mains</b>  |                                      |  |
| 8-inch  | \$45                                 | \$0                                      |
| 12-inch   | \$66                                 | \$21                                     |
| 15-inch   | \$77                                 | \$32                                     |
| 18-inch   | \$97                                 | \$52                                     |
| 24-inch   | \$146                                | \$101                                    |
| <b>Bore</b>   |                                      |  |
| 12-inch   | \$166                                | \$0                                      |
| 16-inch   | \$194                                | \$28                                     |
| 20-inch   | \$198                                | \$32                                     |
| 24-inch   | \$213                                | \$47                                     |
| 36-inch   | \$261                                | \$95                                     |
| <b>Design &amp; Inspections</b>                                       | 10% of construction cost             |  |

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